

DRAFT ZONING ORDINANCE

17.XXXx - Zoning Districts Established

Hollister shall be divided into zoning districts which consistently implement the General Plan. The following zoning districts are established, and shall be shown on the official Zoning Map (Section 17.XXX).

Zoning Map Symbol	Zoning District Name	General Plan Land Use Designation Implemented by Zoning District	
Residential Zones			
RR	Rural Estate	RR	Residential Estate
R1	Low Density Residential	LDR	Low Density Residential
R2	Two-Family Residential	MDR	Medium Density Residential
R3	Medium Density Residential	MDR	Medium Density Residential
		HDR	High Density Residential
R4	High Density Residential	HDR	High Density Residential
RMH	Single-Family Mobile Home	LDR	Low Density Residential
RWF	West Fairview Road (WFR)	SP	Specific Plan Overlay
HO	Home/Office	HO	Home/Office
OT	Old Town	MDR	Medium Density Residential
		HDR	High Density Residential
R-1 L/PZ	Performance zone overlay	LDR	Single Family Residential
R-3 M/PZ		MDR	Medium Density Residential
R-4 H/PZ		HDR	High Density Residential
Commercial Zones			
GC	General Commercial	GC	General Commercial
NG	North Gateway	NG	North Gateway Commercial
CO	Office Commercial	CO	General Commercial
Combined Zones			
DMU	Downtown Mixed Use	D-MU	Downtown Commercial and Mixed Use
NMU	Neighborhood Mixed Use	NMU	Mixed Use
WG	West Gateway	WG	West Gateway Mixed Use
Industrial/Manufacturing Zones			
MI	Light Industrial	I	Industrial
IBP	Industrial Business Park	I	Industrial
Special Purpose Zones			
A	Airport	A	Airport
AS	Airport Support	AS	Airport Support
OS	Open	OS	Open Space

Zoning Map Symbol	Zoning District Name	General Plan Land Use Designation Implemented by Zoning District	
	Space/Conservation		
P	Park	P	Open Space
PF/I	Public Facility/ Institutional	PF/I	Public
Overlay Zones			
ASZ	Airport Safety Zone	ASZ	Hollister Municipal Airport Community Land Use Plan
FZ	Flood Hazard	FZ	Open Space
EZ	Earthquake Hazard	EH	
R -1 L/PZ R-3 M/PZ R-4 H/PZ	Performance Zone Overlay	LDR MDR HDR	Single Family Residential Medium Density Residential High Density Residential
-PD	Planned Development		Multiple categories
-SP	Specific Plan	SP	Specific Plan Overlay

DRAFT PURPOSE OF ZONING DISTRICTS

17.06.010 - Purpose

This Chapter provides regulations applicable to development and new land uses in the residential zoning districts established by Section 17.04.010 (Zoning Districts Established). The purposes of the individual residential zoning districts are as follows:

- A. RE (Residential Estate) District.** The Residential Estate (RE) zoning district provides for residential development at densities up to one dwelling unit per 5 net acres; it is intended to provide for very low intensity residential development where all urban services may not be required. Areas designated RE represent land that is generally beyond the service limits/Sphere of Influence of the City (but within the Planning Area). The RE District is intended to provide sites for larger, distinctive residences. The RE zoning district is consistent with the Residential Estate (RE) land use category of the General Plan.
- B. R1 (Low Density Residential) District.** The Low Density Residential (R1) zoning district includes areas substantially developed with existing single family residential residences prior to 2005 with densities of one to 6 dwelling units per net acres. The R1 zoning district is consistent with the Low Density Residential (LDR) land use category of the General Plan.
- C. R2 (Two Family Residential) District.** The Two Family Residential (R2) zoning district provides for duplexes or two-family dwellings. Areas designated R2 were substantially developed prior to 2005 with two single-family residential units on a lot or duplexes. The R2 zoning district is consistent with the Medium Density Residential (MDR) land use category of the General Plan.
- D. R3 (Medium Density Residential) District.** The Medium Density Residential (R3) zoning district provides for medium and medium to high density residential development at densities from 8 to 16 dwelling units per net acres.

Areas designated R3 were substantially developed prior to 2005 and are generally characterized by apartments and other high density residential development, and planned residential development at a density of 16 dwelling units per acre. The R3 zoning district is consistent with the Medium Density Residential (MDR) and High Density Residential (HDR) land use categories of the General Plan.

- E. R4 (High Density Residential) District.** The High Density Residential (R4) zoning district provides for high density residential development at densities from 12 to 35 dwelling units per net acre. Areas designated R4 were substantially developed prior to 2005 and are generally characterized by apartments and other high density residential development, and planned residential development at a density of 16 or more dwelling units per acre. . The R4 zoning district is

consistent with the High Density Residential (HDR) land use category of the General Plan.

F. Residential Performance Overlay Zone District (R-1 L/PZ, R-3 M/PZ and R-4 H/PZ) This overlay district applies to vacant land within the City of Hollister. The intent of the overlay district is to foster development that meets the range of densities for the General Plan land use designation with the option for flexible standards to implement policies and programs in the General Plan that call for the following:

- a. A variety of lot sizes and choices for housing types in all zoning districts.
- b. New development with interesting street patterns, site planning and neighborhood design.
- c. Incorporation of on-site recreation, pedestrian links between adjoining properties, trails and/or easements in the vicinity of drainages and water courses in new development.
- d. Clustered development that meets the average general plan density for the property while avoiding development in areas with environmental constraints (e.g. flood, seismic, liquefaction, habitat).
- e. Lot design and building orientation to provide solar access.
- f. Ensure that the scale and mass of new development preserves the character and scale of existing residential neighborhoods.

Lands with the R-1 L/PZ overlay zone predominantly include vacant land within the City of Hollister in the Low Density Residential (1 – 8 units per net acre) land use category of the General Plan. An average development density of 1 to 8 units per net acre is required in this overlay zone with a targeted density of at least six units per net acre.

Areas with the R-3 M/PZ overlay zone comprise vacant land within the City of Hollister in the Medium Density Residential (8 – 12 units per net acre) land use category of the General Plan. An average development density of 8 to 12 units per net acre is required in this overlay zone.

Areas included in the R4-H/PZ overlay zone encompass vacant land within the City of Hollister in the High Density Residential (16 - 35 units per net acre) land use category of the General Plan. An average development density of 16 to 12 units per net acre is required in this overlay zone.

- G. HO (Home/Office) District.** The Home Office (HO) zoning district is primarily a medium density residential zoning district that provides the option for small scale professional office uses, artist/craft studios, beauty salon and specialty cottage businesses in the same area around the central core of the community. Residential densities may range from detached single-family housing, to lower density multi-family housing. It is the intent of this district to preserve the essential historic characteristics of the General Plan 'Old Town Residential Area' of Hollister while providing a transitional zone between the downtown commercial uses and older residential uses. The HO zoning district is consistent with the Home Office (HO) land use category of the General Plan.
- G. OT (Old Town) District.** The Old Town (OT) zoning district applies to the residential neighborhoods that include the original town of Hollister, as laid out by the San Justo Homestead Association, its early subdivisions, and adjacent older residential areas. Within this district are numerous lots of unusual size and shape, many of which were originally design to accommodate stables, barns and other outbuildings. In addition many areas of this district are occupied by a varied mix of residential types and densities. The majority of the housing stock was constructed prior to World War II. South of Fourth Street, the Old Town (OT-M) zoning district is consistent with the Medium Density Residential land use category of the General Plan with residential development densities from 8 to 12 dwelling units per net acre. Areas within the OT-M district could have single family homes, duplexes, fourplex, cottages and housing on small lots. This district also encompasses the General Plan Old Town Special Planning Area. North of Fourth Street, the Old Town (OT-H) district is consistent with the High Density Residential category of the General Plan with residential development densities from 12 to 35 dwelling units per net acre. The Old Town-H district provides for infill development of small lots, apartments and other high density residential development.
- H. RMH (Residential, Single-Family Mobile Home) District.** The Single-Family Mobile Home (RMH) district is established to accommodate a demonstrated need for the development of an alternative owner-occupied housing system to that of the traditional site-constructed structure. The district shall be regulated with a Site and Architectural Review to insure compatibility with adjacent uses as well as individual buildings and site review.
- I. RWF (Residential, West Fairview Road) District.** The RWF (West Fairview Road district) establishes zoning regulations for the area defined by the West Fairview Road Specific Plan. The West Fairview Road Specific Plan provides for comprehensive land use, circulation and infrastructure plans, development and design policies, housing strategies and implementation programs for guiding and ensuring the orderly development of the Plan area.

Chapter 17.XX – Commercial and Mixed Use Zones

- A. CO (Commercial Office) District.** The Commercial Office (CO) zoning district is intended for commercial areas characterized by administrative, executive, medical, dental, and business offices, and similar and residential uses. The CO zoning district is consistent with the General Commercial land use category of the General Plan.
- B. GC (General Commercial) District.** The General Commercial (GC) zoning district provides for neighborhood-serving mixed-use districts by offering products and services that vary from those found elsewhere. General Commercial areas should support Downtown Hollister and larger chain stores, grocery stores, or other automobile-oriented retailers are appropriate development types in General Commercial zoning district. The CG zoning district is consistent with the General Commercial (GC) land use category of the General Plan.
- C. NG (North Gateway) District.** The North Gateway (NG) zoning district is intended to encourage large scale retail commercial uses, office park, and service-oriented businesses along the north entrance to Hollister along the Highway 25 and San Felipe Road corridors. The district also includes existing auto dealerships and opportunity for future dealerships along the San Felipe Road corridor south of Wright Road. The North Gateway district provides an opportunity for the assembly of larger parcels for the development of larger retail commercial and/or office park uses on an entry boulevard to the City that is not available in most other commercial zoning districts in Hollister. The NG zoning district is consistent with the North Gateway Commercial (NG) land use category of the General Plan and is part of the North Gateway Special Planning Area.

Mixed Use Districts

- A. DMU (Downtown Mixed Use) District.** The Downtown Mixed Use (DMU) zoning district provides for a vertical or horizontal combination of commercial and residential uses around the central core of the community. The designation is intended to encourage ground floor, pedestrian friendly, retail sales and service uses with upper floors of office and residential uses. The DMU District should be a unique destination with restaurants, theaters, boutique retail, neighborhood convenience stores, restaurants, regionally-oriented specialty stores, medical and dental offices, and residential. Drive-through windows and outdoor car, truck and auto sales and auto repair are prohibited. The DMU zoning district is consistent with the Downtown Commercial and Mixed Use (D-MU) land use category of the General Plan.
- B. NMU(Neighborhood Mixed Use) District.** The Neighborhood Mixed Use (NMU) zoning district provides for pedestrian-oriented commercial uses of low intensity and of a neighborhood character which serve the convenience retail and service needs of nearby residents and high density residential at densities of 25 to 35 units per net acre. The neighborhood shopping centers accommodated by this zoning district

typically have anchor market and drug stores, with supporting neighborhood-related convenience businesses. The NMU zoning district is consistent with the Mixed Use Commercial and Residential (MU) land use category of the General Plan.

- C. **WG (West Gateway) District.** The West Gateway (WG) mixed use zoning district provides for a series of parcels with neighborhood commercial and multi-family residential uses as a retail-oriented entry boulevard at the west entrance to the City of Hollister near the San Benito River. The designation is intended to provide convenience services to regional traffic on Highway 156, encourage community shopping, retail and offices with medium to high density residential uses at a density of 20 to 35 units per net acre outside of downtown Hollister. The WG zoning district is consistent with the West Gateway Mixed-Use (WG) land use category and the West Gateway Special Planning Area of the General Plan.

Chapter 17.XX – Industrial Zones

- A. **M-1 (Light Industrial) District.** The Light Industrial (M-1) zoning district provides for low-intensity research and development, warehousing, and manufacturing activities, including production, processing, assembly, packaging, or treatment of products from previously processed material or finished products from previously prepared materials. Outdoor activities are limited to accessory storage and loading areas. Heavy industrial uses may be allowed in the M-1 zoning district with a conditional use permit. The M-1 zoning district is consistent with the Industrial (I) land use category of the General Plan.
- B. **IBP (Industrial Business Park) District.** The Industrial Business Park (IBP) zoning district provides for manufacturing, light industrial and office uses generally characterized by well-designed, master-planned developments with high standards of architecture, landscaping and an option for outdoor fitness for employees. Appropriate uses will generally have limited needs for outdoor storage and other outdoor activities. The IBP zoning district is consistent with the Industrial (I) land use category of the General Plan.

Chapter 17.XX – Special Purpose Zones

- A. **AP (Airport).** The Airport zoning district is intended for lands owned by the City of Hollister and located within the Hollister Municipal Airport. The Airport zoning district is consistent with the Airport land use designation of the general plan.
- B. **AS (Airport Support).** The Airport Support district is intended for areas adjacent to and with direct access to the Hollister Municipal Airport, where the most appropriate private commercial, industrial and recreational land uses are those that provide support to the airport and are compatible with both airport operations and adjacent uses. This district is characterized by well-designed, master-planned developments with high standards of architecture, landscaping and options for outdoor fitness for

employees. The Airport Support zoning is consistent with Airport Support general plan land use designation.

- C. **OC (Open Space/Conservation) District.** The Open Space/Conservation (OC) zoning district is applied primarily to undeveloped areas for the preservation of natural resources, with some opportunities for passive outdoor recreation uses such as trails, trail heads, interpretive centers and outdoor education in conjunction with areas of managed resources or areas that have or will be subject to reclamation. The OC zoning district is consistent with the Open Space (OS) land use designation of the General Plan.
- D. **P (Parks) District.** The Parks (P) zoning district is applied to lands used for public and private outdoor recreation purposes including athletic fields, play grounds, trails, and limited cultural uses such as amphitheaters, public art, and museums associated with a public park. The OP zoning district is consistent with the Open Space (OS) land use designation of the General Plan.
- E. **PF (Public Facility/Institutional) District.** The Public Facility/Institutional (PF) zoning district is applied to sites for institutional, academic, community service and government uses. The PF zoning district is consistent with the Public (P) land use designation of the General Plan.

Chapter 17.XX – Overlay Zones

- A. **Earthquake Hazard Overlay.** The purpose of the Special Seismic Overlay Zone is to identify those lands containing geologic hazards which are subject to the provisions of the Alquist-Priolo Earthquake Fault Zoning Act, have been identified as lands with potential for liquefaction hazard or landslide hazard in order to protect persons and property from surface fault rupture resulting from new construction.
- B. **Flood Hazard Overlay.** The purpose of the Flood Plain Overlay Zone is applied to lands within the Federal Emergency Management 100-year flood plain, and areas included on the Department of Water Resources Flood Awareness Maps and areas other flood prone area identified by the City of Hollister. The land uses may be restrictive in the Flood Hazard overlay zone in order to prevent property damage, to safeguard the health, safety and general welfare of the people in areas subject to flooding and inundation, to control filing, grading and development that may alter drainage patterns and/or increase food damage and to prevent the cumulative effect of development in flood-prone areas
- C. **Airport Safety Hazard Overlay**

- a. Residential Care Facility with 7-14 or more clients

Draft 17.XXX - Industrial/Manufacturing Zones

17.XXX- Purpose

This Chapter provides regulations applicable to development and new land uses in the industrial zoning districts established by Section 17.04.010 (Zoning Districts Established). The purposes of the individual industrial/manufacturing zoning districts are as follows:

- A. **M-1 (Light Industrial) District.** The Light Industrial (M-1) zoning district provides for low-intensity research and development, warehousing, and manufacturing activities, including production, processing, assembly, packaging, or treatment of products from previously processed material or finished products from previously prepared materials. Outdoor activities are limited to accessory storage and loading areas. Heavy industrial uses may be allowed in the M-1 zoning district with a conditional use permit. The M-1 zoning district is consistent with the Industrial (I) land use category of the General Plan.
- B. **IBP (Industrial Business Park) District.** The Industrial Business Park (IBP) zoning district provides for manufacturing, light industrial and office uses generally characterized by well-designed, master-planned developments with high standards of architecture, landscaping and an option for outdoor fitness for employees. Appropriate uses will generally have limited needs for outdoor storage and other outdoor activities. The IBP zoning district is consistent with the Industrial (I) land use category of the General Plan.

17.XXXX - Industrial/Manufacturing Zone Land Uses and Permit Requirements

The following table identifies the uses of land allowed by this Development Code in each industrial zone, and the land use permit required to establish each use, in compliance with 17.04.030 (Allowable Land Uses and Permit Requirements).

Site and Architectural Review shall be required for construction of new buildings, and master sign programs in the Industrial zoning districts unless a Master Architectural, Landscaping, Lighting and Sign program has been approved by the Planning Commission for the property within the last three years and the Development Services Director determines that the submittal substantially conforms with the approved program. Site and Architectural Review shall also be required for façade improvements to portions of existing buildings that face streets and/or public use areas including alteration of roof lines or the location of doors and/or windows. Administrative Site and Architectural Review is required for uses that involve outdoor storage and activities.

LAND USE	M-1-S	IBP
MANUFACTURING, PROCESSING & SERVICE USES		
Auto and equipment repair	P	P
Beverage production	P	P
Body shop, detailing	AS&A	CUP
Clothing products	P	P
Concrete, gypsum and plaster products	CUP	—
Construction contractors storage yards	AS&A	—
Chemical products, fertilizer	P	—
Electrical and electronic equipment, instruments	P	P
Food products	P	P
Food processing	CUP	CUP
Furniture and fixtures	P	P
Glass products	P	P
Kennels and animal boarding	P	AS&A
Handicraft industries, small-scale manufacturing	P	P
Laundries and dry cleaning plants	P	P
Lumber and wood products	AS&A	—
Machinery Manufacturing	P	P
Metal products fabrication, machine and welding shops	P	P
Manufacturing	P	P
Parking for trucks, busses, service vehicles	AS&A	—
Paper products	P	—
Paving Materials	CUP	—
Pharmaceuticals	P	P
Plastics and rubber products	P	—
Printing and publishing	P	P
Public utility or safety facilities	CUP	CUP
Recycling - composting	CUP	CUP
Recycling – <ul style="list-style-type: none"> • small collection facility, reverse vending machines • large collection facility, scrap and dismantling yards 	AS&A CUP	AS&A —
Repair and maintenance – consumer products	P	P
Research and Development	P	P
Service stations	CUP	CUP
Stone and cut stone products	CUP	—
Structural clay and pottery products	P	—
Storage, outdoor	AS&A(1)	AS&A(1)
Storage, personal storage facilities	AS&A (1)	AS&A (1)
KEY TO PERMIT REQUIREMENTS		
Administrative Site & Architectural Review Required	AS&A	
Conditional use – Conditional Use Permit Required	CUP	
Not Permitted	—	
Permitted Use, Site and Architectural Review	P	

LAND USE	M-1-S	IBP
MANUFACTURING, PROCESSING & SERVICE USES		
Continued		
Truck, service truck and vehicle storage or parking	AS&A	CUP
Warehousing, wholesaling and distribution	P	CUP
Wholesaling and distribution	P	P
Veterinary clinic and animal hospital	P	P
AGRICULTURAL, RESOURCE & OPEN SPACE USES		
Crop Production	P	P
COMMERCIAL USES & SERVICES		
Ancillary Office supplies or copying occupying ten percent of the first floor area of the industrial building and/or complex or a maximum of 3,000 square feet.	AS&A	AS&A
Automatic teller machines (ATMs)	AS&A	AS&A
Convenience Store Convenience Store (Max. 2,500 square feet)	S&A	S&A
Courier and small package delivery service		
Small Café or Deli (ten percent of the first floor area of the industrial building and/or complex or a maximum of 3,000 square feet.)	AS&A	AS&A
Commercial uses allowed in the C2 General Commercial zoning district (see Section xxx)	CUP	CUP
RECREATION, & EDUCATIONAL USES		
Child care center 1-14 children	AS&A	AS&A
Child care center 15 or more children	CUP (2)	CUP (2)
Health/fitness clubs	CUP	CUP
Library or Museum	CUP	CUP
Parks, playgrounds, golf courses	CUP	CUP
Schools – Specialized related education and training	CUP	CUP
Sports facilities and outdoor public assembly	CUP	CUP
Trails, bike paths	CUP	CUP
Theatres and meeting halls	—	—
TRANSPORTATION & COMMUNICATIONS		
Antennas, communication facilities	CUP (3)	CUP (3)
Pipelines and utility lines	P	P
Transit stations and terminals	CUP	CUP
KEY TO PERMIT REQUIREMENTS		
Administrative Site & Architectural Review Required	AS&A	
Conditional use – Conditional Use Permit Required	CUP	
Not Permitted	—	
Permitted Use, Site and Architectural Review	P	

Notes:

(1) Site and Architectural Review required to ensure screening from all public view areas.

(2) Child care centers with 15 or more children are not permitted in the Airport Safety Overlay zones – Runway Protection, Inner Safety, Outer Safety and Traffic Pattern Zone.

(3) In order to avoid interference with aircraft, antennas for telecommunications facilities shall be prohibited within the Hollister Municipal Airport Influence Area on the most currently adopted Hollister Municipal Airport Comprehensive Land Use Plan.

17.XXXX - Industrial Zone General Development Standards

New land uses and structures, and alterations to existing uses or structures shall be designed and constructed in compliance with the following requirements.

INDUSTRIAL ZONE GENERAL DEVELOPMENT STANDARDS

Development Regulation	M1	IBP
Lot Size—Minimum (1) (2)	20,000 sq. ft. for planned developments, none required others.	20,000 sq. ft. for planned developments, none required others.
Lot Width--Minimum	75 ft.	75 ft.
Lot Depth--Minimum	100 ft.	100 ft.
Lot Frontage--Minimum	50 ft.	50 ft.
Yards—Minimum		
Front (3)	10 ft.	0 ft.
Side		
Interior (3)	0 ft.	0 ft.
Corner (3)	10 ft.	0 ft.
Rear (3)	10 ft.	0 ft.
Height—Maximum (4)	75 ft.	75 ft.
FAR—Maximum (5)	1	1
Residential Density	1 caretaker per site with a CUP	1 caretaker per site with a CUP
Landscaping--Minimum (Percent of Lot Area)		
Parcels less than 15,000 square feet	10%	10%
Parcels 15,000 square feet or more	15%	15%

- (1) Minimum area for lots proposed in new subdivisions, and the minimum area required for an existing lot of record to be eligible for development. See Section 17.06.050 for exceptions to the minimum building site area requirements. A condominium lot may be smaller than the minimum, provided that the common ownership parcel of the condominium complies with the minimum area requirement.

- (2) See Section 17.20.070 for the measurement of structure heights, and exceptions to height limits.
- (3) No front, side, or rear setbacks are required, except that where the site is adjacent to a Residential zoning district, adequate spacing between the buildings and the adjacent area shall be maintained, as determined by the Commission, and as required by the Uniform Building Code and fire codes. See Section 17.20.120 for the measurement of, and exceptions to these setbacks.
- (4) The height may be reduced to comply with FARR requirements for properties in the Airport Safety Overlay zone.
- (5) The FAR may be reduced for lands in the Airport Safety Overlay zone.

17.XXX - Industrial Zoning District Performance Standards

All land uses proposed in industrial zoning districts shall be operated and maintained so as to not be injurious to public health, safety or welfare, and in compliance with the following standards. Large portions of the Industrial Districts are located within the Airport Safety Overlay Zone for the Hollister Municipal Airport. Supplemental standards in section 17.XXXXX related to air emissions, ground vibration, noise, land use, lot coverage and lot density apply to these industrials lands.

1. **Air emissions.** No approved land use shall generate or cause any visible dust, gasses, heat, odor, or smoke to be emitted into the atmosphere, except as necessary for the heating or cooling of structures, and the operation of motor vehicles on the site, in compliance with the requirements of the Monterey Bay Area Unified Air Pollution Control District.
2. **Ancillary Café/Deli/office supply:** In order to encourage a reduction of vehicle trips, a small scale deli or café, office supplies/equipment sales that is minor and clearly an ancillary part of the larger primary use may be approved with an administrative permit with the following standards.
 - a. The cumulative area of the retail/commercial use shall not exceed more than ten percent of the first floor area of the industrial building and/or complex or a maximum of 3,000 square feet.
 - b. The location of the use complies with all provisions of applicable fire, building, health and safety codes.
 - c. The hours of operation shall be similar to the hours of operation of the industrial building in which the use is located.
 - d. The use is not immediately adjacent to loading docks, outside storage and equipment area or other activity areas with high noise levels, odors or other conditions undesirable for commercial uses.
 - e. Commercial uses permitted under this section are allowed a freestanding sign with an area not to exceed ten (10) square feet.
 - f. The use is not on a parcel or adjacent to a parcel where extremely hazardous materials are stored.
3. **Building Design General Requirements.**
 - a. New construction should include windows, articulated entries, trellises or other features where building walls are visible from streets. Unpainted (gray galvanized)

metal surfaces shall not be used on primary structures that are visible from a street, motel/hotel or residential zoning district. Industrial facilities with a utilitarian building design shall be screened with landscaping.

- b. Modular buildings are prohibited unless approved as a temporary building for construction or with a conditional use permit for a temporary use not to exceed six months.
4. **Child Care Center for 1 to 14 children.** An administrative Site and Architectural Review shall be required for a child care center for employee's children. The center shall be accessory to the primary business operation. The facility shall be required to secure a Child Care License pursuant to Title 22 Child Care Licensing Requirements and comply with the following supplemental standards:
- a. The outdoor activity space required by Title 22 shall meet the following standards:
 - i. Ambient noise level for adjoining permanent or seasonal land uses is 60 CNEL or less
 - ii. Located over one-quarter of a mile from land uses that generate particulate dust such as sandblasting.
 - b. The center shall be located over ¼ mile from businesses that handle an extremely hazard substance or a mixture containing extremely hazardous substances in a quantity equal to or greater than the state threshold quantity specified pursuant to subdivision (j) of Section 25532 of the Health and Safety Code or manufacture explosives.
 - c. Fire walls shall be installed if necessary to separate the child care center from the use of the adjoining walls of the building. The type of fire wall shall be based on the occupancy type of the industrial business and requirements of the most recent Fire and Building codes.
 - d. An administrative Site & Architectural Review shall be required for any change of business and/or if tenant improvements change the occupancy type of the business use.
 - e. The hours of operation shall be similar to the hours of operation of the industrial building in which the use is located.
 - f. Entrances and exits to the child care center are isolated from loading docks, driveways and storage areas.
5. **Drainage.** Site improvements shall be designed to substantially detain storm water runoff on the subject property to pre-development levels with a combination of methods including but not limited to vegetative swales in the landscape areas, directing drainage from roof gutters to landscape area and permeable paving in interior pedestrian areas. Drainage improvements shall also incorporate facilities to pre-treat storm water runoff including oil/grease separators.
6. **Energy Conservation.** Buildings shall be oriented and designed to conserve energy with provisions for passive solar, solar panels on roofs and/or in the parking lot. Industrial developments shall be designed to incorporate measures to encourage reduced vehicle trips.

- a. **Employee Eating Areas.** The integration of shaded outdoor eating areas into the landscape and/or development plan shall be encouraged for new development on an existing lot with 20 or fewer employees and required for new development with an estimated 21 or more employees.
 - b. **Passive and active recreation:** New industrial subdivisions shall include provision for passive and active recreation including Class II bicycle paths with the road improvements, integration of shade trees along sidewalk frontages and dual use of storm water collection facilities and recreation areas where practical.
7. **Ground vibration.** No approved land use shall generate ground vibration perceptible without instruments at any point along or outside of the property line of the use, except for motor vehicle operations.
8. **Indoor or screened operations.** All activities other than employee amenities, incidental loading and unloading, pedestrian and vehicular circulation, and incidental handling of materials shall be conducted entirely within structures or within outdoor areas entirely screened by structures, or walls and landscaping, from the view of public roads and adjoining properties. Storage shall not be placed within the required yard or parking areas. Administrative Site and Architectural Review is required for land uses that include outdoor storage to assure that the outdoor storage is screened from public view.

9. Landscaping:

- a. A minimum of 35 feet (or other area required by Site & Architectural Review) of landscaping shall be provided from the back of curb to structures or parking areas, including sidewalks, appropriate landscaping, lawns, shrubs, street trees and clusters of trees, coordinated to create a continuous design along the street frontages. A maximum of 25% of the required front yard may be lawn area.
- b. All parking areas shall be screened to a minimum height of 36 inches from the top of curb by landscaping, mounding, decorative fences or walls or appropriate combination of each;
- c. Within parking areas, trees not less than five feet in height shall be planted in landscaped strips or tree wells, at a minimum spacing of one for every three parking spaces fronting the landscape strip, with landscaped islands of at a minimum rate of one island for every 10 spaces; and
- d. Where practical, landscape plans shall integrate on-site recreation with landscaping and storm water detention. The use of reciprocal parking agreements and shared landscaping between contiguous parcels is encouraged where it will provide opportunities for shared recreation facilities and reduced paving.
- e. Landscaping shall be designed to create and enhance the visual quality and natural settings for development within the IBP zoning district. Landscaping shall be used to screen and soften parking areas as provided above, and other broad expanses of paving; provide a setting for structures; and to buffer and merge the various uses proposed on a site.
- f. All landscape plans shall comply with the requirements in Chapter 17.XX for Land and Design Standards of this code.

10. **Noise control.** The volume of sound generated by or resulting from any land use (except motor vehicle operations), measured during calm air conditions, shall comply with the not exceed 65 dBA at the property line of the noise source.
11. **Roof-mounted equipment.** Roof mounted equipment including antennas, satellite dishes, air conditioners and similar equipment shall be screened from public view by well designed roof parapets or screened walls to conceal the mechanical equipment.
12. **Truck Loading Facilities.** Truck loading/unloading shall take place on the parcel where the primary business is located and shall not interfere with on-street traffic, parking or sidewalks. Truck turning templates should be used to design truck loading and access to loading facilities.

Truck loading facilities on a parcel contiguous to lands in a residential zoning district shall be designed to minimize noise to residential land uses. For undeveloped properties, the building shall be designed to orient truck loading facilities away from residential uses and minimize noise. Landscaping shall be required for all truck loading facilities near residential areas to provide additional noise attenuation.

DRAFT Special-Purpose Zones

Sections:

17.XXX Purpose

17.XXXX Special Purpose Zone Land Use and Permit Requirements for Airport and Airport Support

17.XXx Special Purpose Zone General Development Standards for Airport and Airport Support

17.XXX Special Purpose Land use and Permit Requirements for Open Space, Park and Public Facility

17.XXXX Special Purpose Zone General Development Standards for Open Space, Park and Public Facility

17.XXX – Purpose & Intent

This Chapter regulates development and new land uses in the special purpose zoning districts established by Section 17.02.040 (Zoning Districts Established). The purpose of the Special Purpose Zoning Districts are as follows:

- A. **AP (Airport).** The Airport zoning district is intended for lands owned by the City of Hollister and located within the Hollister Municipal Airport. The Airport zoning district is consistent with the Airport land use designation of the general plan.
- B. **AS (Airport Support).** The Airport Support district is intended for areas adjacent to and with direct access to the Hollister Municipal Airport, where the most appropriate private commercial, industrial and recreational land uses are those that provide support to the airport and are compatible with both airport operations and adjacent uses. This district is characterized by well-designed, master-planned developments with high standards of architecture, landscaping and options for outdoor fitness for employees. The Airport Support zoning is consistent with Airport Support general plan land use designation.
- C. **OC (Open Space/Conservation) District.** The Open Space/Conservation (OC) zoning district is applied primarily to undeveloped areas for the preservation of natural resources, with some opportunities for passive outdoor recreation uses such as trails, trail heads, interpretive centers and outdoor education in conjunction with areas of managed resources or areas that have or will be subject to reclamation. The OC zoning district is consistent with the Open Space (OS) land use designation of the General Plan.
- D. **P (Parks) District.** The Parks (P) zoning district is applied to lands used for public and private outdoor recreation purposes including athletic fields, play grounds, trails, and limited cultural uses such as amphitheaters, public art, and museums associated with a public park. The OP zoning district is consistent with the Open Space (OS) land use designation of the General Plan.
- E. **PF (Public Facility/Institutional) District.** The Public Facility/Institutional (PF) zoning district is applied to sites for institutional, academic, community service and government

uses. The PF zoning district is consistent with the Public (P) land use designation of the General Plan.

17XXX - Special-Purpose Zone Land Uses and Permit Requirements for Airport, Airport Support, Open Space, Parks, Public Facilities/Institutional

Airport (AP) zoning district. Site and Architectural Review shall be required for construction of new buildings in the AP zoning district unless a Master Architectural, Landscaping, Lighting and Sign program has been approved by the Planning Commission for the property within the last three years and the Development Services Director determines that the plans substantially conform to the approved program. Site and Architectural Review shall also be required for façade improvements to portions of building that face streets and/or public use areas including alteration of roof lines or the location of doors and/or windows.

LAND USE - AIRPORT	Permit Requirements
AGRICULTURAL, RESOURCE & OPEN SPACE USES	
Crop Production	P
Floriculture	P
AVIATION RELATED USES	
Aircraft chartering and leasing	P
Air cargo facilities	P
Aircraft electronics sales and services	S&A
Air freight terminal	CUP
Aircraft parking, tie-down and aircraft hangars and shelters	P
Aircraft parts rebuilding	P
Aviation related, flying or navigational schools	AS&A
Aircraft sales, manufacture, service and related administrative offices	P
Airport administration and maintenance buildings and facilities	P
Auto rentals	CUP
Aviation equipment and accessories sales and/or repair.	P
Aviation storage	P
Commercial and Industrial uses incidental and in support of to Hollister Municipal Airport subject to the requirements of the applicable General Commercial or Light Industrial zoning district.	CUP
Executive/General aviation terminal facilities with related offices and food services uses.	CUP
Federal aviation administration flight service facilities	P
Fixed base operations.	CUP
Fly-in offices	AS&A
Fuel or lubricant sales and facilities.	P

LAND USE - AIRPORT CONTINUED	Permit Requirements
AVIATION RELATED USES CONTINUED	
Hang gliding	—
Intermodal facilities	P
Museums and other cultural displays relation to aviation.	AS&A
Municipal emergency response facilities	P
Passenger terminals with accessory uses	P
Private parking	CUP
Public parking facilities	P
Public gatherings in conjunction with an Airport related activity sponsored or approved by the Hollister Municipal Airport	AS&A
Runways, taxiways, aprons, and related lighting and air support apparatus	P
COMMERCIAL USES & SERVICES	
Ancillary Office supplies or copying occupying ten percent of the first floor area of the industrial building and/or complex or a maximum of 3,000 square feet.	AS&A
Automatic teller machines (ATMs)	AS&A
Convenience Store Convenience Store (Max. 2,500 square feet)	S&A
Courier and small package delivery service	P
Small Café or Deli	AS&A
KEY TO PERMIT REQUIREMENTS	
Administrative Site & Architectural Review Required	AS&A
Conditional use – Conditional Use Permit Required	CUP
Permitted use	P
Not Permitted	—

Airport Support (AS) zoning district. Site and Architectural Review shall be required for construction of new buildings in the AS zoning district unless a Master Architectural, Landscaping, Lighting and Sign program has been approved by the Planning Commission for the property within the last three years. Site and Architectural Review shall also be required for façade improvements to portions of building that face streets and/or public use areas including alteration of roof lines or the location of doors and/or windows.

The following table identifies the uses of land allowed by this Zoning Ordinance in the Airport Support Zoning district.

LAND USE - Airport Support	Permit Requirement
AGRICULTURAL, RESOURCE & OPEN SPACE USES	
Crop Production	P
MANUFACTURING & PROCESSING USES	
Industrial uses permitted in the IBP zoning district and subject to the requirements of the Industrial Business Park Zoning District	P
Aircraft manufacturing	P
Aircraft parts manufacturing	P
Freight terminal	CUP
Public aircraft sales and promotion	CUP (1)
Aeronautical related services to the general public	CUP (1)
Aircraft maintenance	CUP (1)
Aircraft parts rebuilding	CUP (1)
Aircraft electronic sales and service	CUP (1)
Aircraft pilot or navigation schools	CUP (1)
Retail sales of aircraft fuel and lubricant sales	—
Aircraft agricultural services	—
Aircraft parking incidental to business use	P (2)
Aircraft parking, hangers solely for storage	—
Wholesale aircraft and parts distribution	P
RECREATION, EDUCATIONAL & INSTITUTIONAL USES	
Health/fitness clubs	CUP
Hospital	—
Special aviation related Libraries and museums	CUP
Parks, playgrounds, golf courses	CUP
Schools – Specialized aviation related education and training	CUP
Schools – Other	—
Trails, bike paths	CUP
Automatic teller machines (ATMs)	AS&A

LAND USE - Airport Support continued	Permit Requirement
RETAIL TRADE	
Auto rentals	P
Bars and drinking places	CUP
Convenience Store (Max. 2,500 square feet)	AS&A
Deli or Café, Outdoor seating, sidewalk cafe	AS&A
Hotels and Motels	CUP
Offices, Business and Professional	P
Restaurants, serving alcohol	CUP
Sales yards	AS&A
SERVICES	
Automatic teller machines (ATMs)	AS&A
Cemeteries, columbarium, mortuaries	—
Child day care centers	—
City government offices and facilities	P
Kennels and animal boarding	CUP
Public utility and safety facilities	CUP
Storage, outdoor	—
PROHIBITED LAND USES	—
Antennas, communication facilities	
KEY TO PERMIT REQUIREMENTS	
Administrative Site & Architectural Review Required	AS&A
Conditional use – Conditional Use Permit Required	CUP
Permitted use	P
Use Not Allowed	—

Notes:

(1) A conditional use permit for the aviation related land use near the Hollister Municipal Airport shall be allowed only if the following findings can be made:

- A. Public improvements and/or funds will not be required for the successful operation of the business and/or use.
- B. There is not sufficient land available within the Hollister Municipal Airport Layout Plan area to support the proposed land use within the foreseeable future.
- C. The proposed land use will not directly compete with existing services or planned services/uses in the Hollister Municipal Airport Layout Plan and applicable master plans for the Hollister Municipal Airport.
- D. The proposed land use will contribute to the economic vitality of the Hollister Municipal Airport
- E. The proposed land use will not jeopardize grant assurances for the City of Hollister with the Federal Aviation Administration.

(2) An airport access permit is required to access the Hollister Municipal Airport pursuant to section 8.28 of the Municipal Code.

17.10.030 – Airport and Airport Support Zone General Development Standards

The general development standards for the Industrial zoning districts shall apply to the Airport Support zoning district with the following additional standards to assure land use compatibility with the Hollister Municipal Airport.

- A. **Air emissions.** No approved land use shall generate or cause any visible dust, gasses, heat, odor, or smoke to be emitted into the atmosphere that would disturb aircraft, and the operation of motor vehicles on the site, in compliance with the requirements of the Monterey Bay Area Unified Air Pollution Control District.
- B. **Electronic Interference.** No structure or use on land or water shall create electrical or electronic interference with navigational signals, or radio or radar communications between the aircraft and a ground station.
- C. **Glare.** No glare-producing materials shall be used on the exterior of any structure, including any metal building, which are hazardous to aviation, or result in glare in the eyes of pilots using the Hollister Municipal Airport.
- D. **Ground vibration.** No approved land use shall generate ground vibration perceptible without instruments at any point along or outside of the property line of the use, except for motor vehicle operations.
- E. **Height.** All application submittals for new construction shall include the FAR Part 77 elevation for the subject property based on the FAR Part 77 Surfaces established in the most recently adopted Comprehensive Land Use Plan for the Hollister Municipal Airport, the elevation of the ground and the building height of the proposed structure. Structures that exceed the FAR elevation shall be prohibited.
- F. **Lighting.** There shall be no illumination that produces a flashing or blinking effect that would interfere with aircraft or a pilot's ability to identify Airport lights, nor any lighting projecting upward that would interfere with aircraft or a pilot's ability to identify Airport lights.
- G. **Noise:** Office buildings, motels, hotels and schools shall be designed to include noise attenuation measures to maintain an interior noise level not to exceed 55 dB CNEL.
- H. **Traffic Pattern Zone Lot Coverage:** No more than 50 percent of the gross area or 65% of the net area of a lot, whichever is greater shall be covered by structures.
- I. **Traffic Pattern Zone Maximum Population Density of non-residential uses:** Land uses that would have a maximum population density of 150 people

per acre shall be prohibited. The methodologies for calculating population density Appendix C of the 2002 California Airport Land Use Planning Handbook or subsequent amendments shall be used to calculate population density. The City Planner shall determine the most appropriate methodology on a case by case basis. The most current edition of the California Building Code shall be used to determine the occupancy for a structure.

17.37.040 Special Purpose Land use and Permit Requirements for Open Space, Park and Public Facility

Open Space, Park and Public Facilities/Institutional. Site and Architectural Review shall be required for construction of new buildings in the OP, P and PF zoning districts unless a Master Architectural, Landscaping, Lighting and Sign program has been approved by the Planning Commission for the property. Site and Architectural Review shall also be required for façade improvements to portions of building that face streets and/or public use areas including alteration of roof lines or the location of doors and/or windows.

LAND USE	OS	P	PF
AGRICULTURAL, RESOURCE & OPEN SPACE USES			
Crop Production	P	P	P
MANUFACTURING & PROCESSING USES			
Recycling – reverse vending machine	—	P	P
Recycling – small collection facility	—	—	CUP
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES			
Churches places of worship with schools	—	—	CUP
Community centers	CUP	CUP	P
Health/fitness clubs	—	—	CUP
Libraries and museums (public/non-profit)	—	CUP	CUP
Membership organization facilities	—	—	CUP
Parks, playgrounds, golf courses	CUP	P	P
Schools – college and university, secondary, elementary	—	—	P
Schools – specialized education and training	CUP	CUP	P
Sports facilities and outdoor public assembly	CUP	CUP	P
Studios for dance, art, music, photography, etc.	—	CUP	CUP
Trails, bike paths	P	P	P
Theatres and meeting halls	—	CUP	CUP
RESIDENTIAL			
Agricultural employee housing – 4 or fewer employees	CUP	CUP	CUP

Agricultural employee housing – 4 or more employees	CUP	CUP	CUP
Caretaker housing	CUP	CUP	CUP
Organizational houses	—	—	CUP
RETAIL TRADE			
Certified Farmer's Market	MUP	MUP	MUP
SERVICES			
Automatic teller machines (ATMs)	—	P	P
Cemeteries, columbarium, mortuaries	—	CUP	CU
Child day care centers	—	CUP	CUP
City government offices and facilities	—	P	P
Corporation Yard	—	—	CUP
Kennels and animal boarding	CUP	—	—
Medical services – Hospitals	—	—	P
Public utility and safety facilities	CUP	CUP	CUP
Storage, accessory	P	P	P
Storage, outdoor	CUP	—	—
Warehousing	—	—	P
TRANSPORTATION & COMMUNICATIONS			
Antennas, communication facilities	—	—	—
Airports	P	P	CUP(1)
Pipelines and utility lines	—	CUP	P
Transit stations and terminals			CUP
KEY TO PERMIT REQUIREMENTS	SYMBOL		
Administrative Site & Architectural Review Required	AS&A		
Conditional use – Conditional Use Permit Required	CUP		
Permitted use	P		
Use Not Allowed	—		
Temporary use – Temporary Use Permit Required	TUP		

Note:

(1) A communication facility may be permitted with a conditional use permit in a Public Facility zoning district where it is located not less than 500 feet from a public school and/or a residential zoning district.

Requirements by Zoning District

Development Feature	OS	P	PF
Minimum Lot Area and Minimum Building Site Area (1)	None required		
Residential Density	1 caretaker/employee dwelling unit per facility		
Setback Requirements	Buildings in the OS, OP zoning district shall comply with the setback requirements of the most restrictive contiguous zoning district. Except that buildings higher than 35 feet in the PF zoning district that are contiguous to a residential zoning district shall be required to provide an additional setback of at least 20 feet for buildings over 35 feet to assure solar access and land use compatibility.		
Front	None required.	The same as that required by the most restrictive contiguous zoning district.	None required, except where part of the site street frontage is within an R zoning district, the R zoning district setback shall be required and setbacks as required by the Uniform Building Code and Fire Codes
Floor Area Ratio (FAR)	N.A.	N.A.	2.0
Site Coverage	N.A.	N.A.	No limitation
Height Limits	35 ft. maximum (2)		74 ft. maximum
Landscaping	N.A.		10% - Parcels less than 15,000 square feet 15% - Parcels 15,000 square feet or more
Parking	As required by Chapter xxx		

Notes:

- (1) See Section 17.04.070 for the measurement of structure heights, and exceptions to height limits.